035.0	0003	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	665,700	/	665,700
USE VALUE:	665,700	/	665,700
ASSESSED:	665,700	/	665,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIDERSKI ELIZABETH
Owner 2:	KEESEY JOANN
Owner 3:	
Street 1:	11 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WIDERSKI ELIZABETH -
Owner 2:	-
Street 1:	11 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7975.000	243,800		421,900	665,700
Total Card	0.183	243,800		421,900	665,700
Total Parcel	0.183	243,800		421,900	665,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.83 /Parcel: 422.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24440
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!2883!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,800	0	7,975.	421,900	665,700		Year end	12/23/2021
2021	101	FV	235,700	0	7,975.	421,900	657,600		Year End Roll	12/10/2020
2020	101	FV	235,700	0	7,975.	421,900	657,600	657,600	Year End Roll	12/18/2019
2019	101	FV	207,200	0	7,975.	382,400	589,600	589,600	Year End Roll	1/3/2019
2018	101	FV	207,200	0	7,975.	362,600	569,800	569,800	Year End Roll	12/20/2017
2017	101	FV	207,200	0	7,975.	316,400	523,600	523,600	Year End Roll	1/3/2017
2016	101	FV	207,200	0	7,975.	270,300	477,500	477,500	Year End	1/4/2016
2015	101	FV	206,800	0	7,975.	250,500	457,300	457,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:12:30

LAST REV

Date	Time
11/20/19	13:41:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2883

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WIDERSKI ELIZAB	69857-91		8/30/2017	Convenience	1	No	No		
WIDERSKI ELIZAB	69857-88		8/30/2017	Convenience	1	No	No		
DOUGLAS OLGA,	64031-245		8/5/2014	Estate/Div	460,000	No	No		
DOUGLAS AUSTIN	46202-24		9/30/2005	Family	1	No	No		
	11404-533		10/2/1967		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2019	104	Redo Bat	35,500	C				
10/17/2016	1261	New Wind	2,700	C				
5/27/2015	572	Heat App	8,000					
5/11/2009	331	Re-Roof	2,000					
10/25/2000	826	Re-Roof	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
7/17/2015	Sales Review	PT	Paul T
6/4/2015	Info Fm Prmt	PC	PHIL C
5/14/2015	SQ Returned	MM	Mary M
1/22/2009	Meas/Inspect	294	PATRIOT
1/20/2005	OWNR INFO	BR	B Rossignol
2/25/2000	Meas/Inspect	197	PATRIOT
8/9/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7975		Sq. Ft.	Site		0	64.	0.83	3									421,922						421,900	

Total AC/HA:	0.18308	Total SF/SM:	7975	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,922	Spl Credit		Total:	421,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99700004
Adj $ / SQ:	148.055
Other Features:	85803
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331187
Depreciation:	87433
Depreciated Total:	243754

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.05
Special Features:	0	Val/Su Net:	108.21
Final Total:	243800	Val/Su SzAd	181.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	53.080	40,764
FFL	First Floor	768	148.050	113,706
TQS	3/4 Story	576	148.050	85,279
WDK	Deck	81	15.950	1,292
EFP	Enclos Porch	60	72.380	4,343
	Net Sketched Area:	2,253	Total:	245,384
Size Ad	1344	Gross Area	2445	FinArea 1574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: